

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
17592 E. 17th Street, Suite 300
Tustin, CA 92780

CHICAGO TITLE

420012307



201011220142
Skagit County Auditor

11/22/2010 Page 1 of 4 1:39PM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No: 4001361221 APN: P19369

TS No: 10-10949-6

NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24 ET. SEQ.

I. NOTICE IS HEREBY GIVEN that on **February 25, 2011, 10:00 AM**, at the main entrance to the **Skagit County Courthouse, 3rd and Kincaid Street, Mount Vernon, WA.**, Fidelity National Title Insurance Company, the undersigned Trustee will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashiers' check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Skagit, State of Washington, to-wit:

See Property Description Attached Hereto

Att. N/2 SW 14-34-1

which is subject to that certain Deed of Trust dated **November 5, 2004**, recorded on **November 16, 2004**, as Instrument No. **200411160105** of Official Records in the office of the Recorder of **Skagit County, WA** from **JONATHAN JONES AND KENNETH JONES, EACH AS THEIR SEPARATE ESTATE** as Grantor(s) ,to **TRANSNATION TITLE INSURANCE COMPANY**, as Trustee, to secure an obligation in favor of **AMERIQUEST MORTGAGE COMPANY**, as Beneficiary .

More commonly known as **4126 GINNETT RD, ANNACORTES, WA**

II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantor's default on the obligation secured by the Deed of Trust/Mortgage.

III. The default(s) for which this foreclosure is made is/are as follows:
Failure to pay when due the following amounts which are now in arrears:

Chicago Title has placed this document for recording as a customer courtesy and accepts no liability for its accuracy or validity

PAYMENT INFORMATION					
From	To	Number of Payments	Monthly payment	Total	
06/01/2010	02/25/2011	9	\$2,042.12	\$18,379.08	
LATE CHARGE INFORMATION					
06/01/2010	02/25/2011	9	\$95.42	\$858.78	

PROMISSORY NOTE INFORMATION

Note Dated: **November 5, 2004**
Note Amount: **\$213,000.00**
Interest Paid To: **May 1, 2010**
Next Due Date: **June 1, 2010**

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$201,782.11, together with interest as provided in the Note from the May 1, 2010, and such other costs and fees as are provided by statute.

V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on February 25 ,2011. The defaults referred to in Paragraph III must be cured by February 14 ,2011, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before February 14 ,2011 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after the February 14,2011 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust.

VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es):

ADDRESS

4126 GINNETT RD
ANNACORTES, WA 98221

4126 GINNETT RD
ANNACORTES, WA 98221-8579

by both first class and certified mail on October 19, 2010, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting.

VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property.

IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

NOTICE TO OCCUPANTS OR TENANTS - The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under the Unlawful Detainer Act, Chapter 59.12 RCW. For tenant-occupied property, the

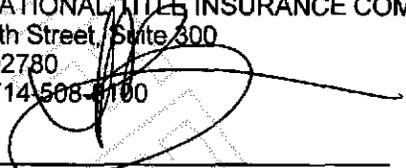


purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060;

**SALE INFORMATION CAN BE OBTAINED ON LINE AT www.fidelityasap.com/
AUTOMATED SALES INFORMATION PLEASE CALL 714-259-7850**

DATED: 11/21/2010

FIDELITY NATIONAL TITLE INSURANCE COMPANY
17592 E. 17th Street, Suite 300
Tustin, CA 92780
Phone No: 714-508-1100



Lisa Bradford, Authorized Signature

STATE OF CALIFORNIA:
COUNTY OF ORANGE :

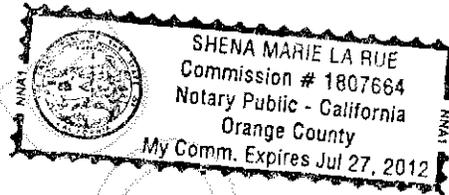
On 11/21/2010 before me, **Shena Marie La Rue**, the undersigned, a Notary Public in and for said county, personally appeared **Lisa Bradford** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Shena Marie La Rue # 1807664
My Commission Expires July 27, 2012



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Skagit County Auditor

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **SKAGIT**, STATE OF **WASHINGTON**, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 1, EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 89°38' EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 779.45 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE SOUTH 0°48'30" WEST ALONG AN EXISTING FENCE LINE 330.0 FEET;
THENCE SOUTH 89°38' EAST 660.0 FEET;
THENCE NORTH 0°48'30" EAST 330.0 FEET TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE NORTH 89°38' WEST 660.0 FEET TO THE TRUE POINT OF BEGINNING;**

EXCEPT COUNTY ROAD ALONG THE NORTH BOUNDARY THEREOF, KNOWN AS GINNET ROAD OR DECEPTION PASS-BURROWS BAY ROAD.

TOGETHER WITH THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF;
THENCE SOUTH 88°40'52" EAST ALONG THE NORTH LINE OF SAID NORTH HALF, A DISTANCE OF 779.45 FEET;
THENCE SOUTH 01°45'38" WEST, A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°40'53" WEST, A DISTANCE OF 70.69 FEET;
THENCE SOUTH 00°05'55" WEST, A DISTANCE OF 346.32 FEET TO THE SOUTH LINE OF SAID NORTH HALF;
THENCE SOUTH 89°03'50" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 633.63 FEET TO THE SOUTHEAST CORNER OF NORTH HALF;
THENCE NORTH 00°09'45" WEST ALONG THE EAST LINE OF SAID NORTH HALF, A DISTANCE 342.12 FEET;
THENCE NORTH 88°40'52" WEST, A DISTANCE OF 561.46 FEET TO THE TRUE POINT OF BEGINNING;**



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